

Subject: Fwd: Trash Enclosures - Westchester Shopping Center

From: Nate Kaplan <nate.kaplan@lacity.org>

Date: 09/16/2011 12:48 PM

To: Sander.DeWildt@cbre.com

CC: Donald Duckworth <duckworth.donald@gmail.com>

Hey guys,

I wish I had better news for you, but our planning deputy strongly believes we need to enforce the CDO. She believes they exist for a reason, and should be followed. Unless you can convince her otherwise, she and planning want to stick to CDO guidelines.

-Nate

----- Forwarded message -----

From: **De Wildt, Sander @ Beverly Hills** <Sander.DeWildt@cbre.com>

Date: Fri, Aug 26, 2011 at 3:05 PM

Subject: Trash Enclosures - Westchester Shopping Center

To: nate.kaplan@lacity.org

Cc: Donald Duckworth <duckworth.donald@gmail.com>, "Konis, Amanda @ Beverly Hills" <Amanda.Konis@cbre.com>

Nate:

We have met a few times at various BID and LAWA meetings in Westchester. We manage the Westchester Shopping Center with the Kohl's, Trader Joe's etc.

As you may know, the previous landlord and management company started an initiative to build new trash enclosures to replace the awful chain link fence ones at the back side of the parking lot. The current landlord and we have taken over those plans and are trying to get these built. Our architect has designed good looking enclosures that follow the norm in the better local shopping centers in L.A. However, we are encountering some issues with the Community Design Overlay (CDO) City planning staff in order to get sign off and obtain the permit. My architect is being told that we need to use upgraded finishes or do extensive landscaping and bring irrigation to the site, items that will significantly drive up the cost of this project. Considering the Landlord will already spend well over \$100,000 on these enclosures, we feel that these

requirements are unwarranted.

I am hoping you or someone from Bill Rosendahl's office can help us smooth this out with the appropriate planning staff. We are very motivated to do this project, as it will aesthetically benefit our shoppers, our retailers and the surrounding home owners. I understand the Councilman is in favor of this project as well. However, we do not have to do this project and won't do at any cost. Any help you can provide to ensure we can obtain a permit shortly will be greatly appreciated, as we are ready to do the construction. Thank you.

Sander de Wildt | General Manager | Lic. 01896321
[CB Richard Ellis](#) | Broker Lic. 00409987 | Asset Services
1840 Century Park East, Suite 700 | Los Angeles , CA 90067
T 310 550 2530 | F 310 550 2610 | C 818 398 6768
sander.dewildt@cbre.com | www.cbre.com

--
Nate Kaplan
Field Deputy
Office of Councilmember Bill Rosendahl
City of Los Angeles, 11th District
7166 W. Manchester Ave
Los Angeles, CA 90045
Phone: 310-568-8772
Fax: 310-410-3946

--
Whitney Blumenfeld, LEED AP
Senior Planning Deputy
Councilman Bill Rosendahl, District 11
200 N. Spring Street, Room 415
Los Angeles, CA 90012
ph. (213) 473-7011
fax. (213) 473-6926
whitney.blumenfeld@lacity.org

--

Nate Kaplan
Field Deputy
Office of Councilmember Bill Rosendahl
City of Los Angeles, 11th District
7166 W. Manchester Ave
Los Angeles, CA 90045
Phone: 310-568-8772
Fax: 310-410-3946

--

Whitney Blumenfeld, LEED AP
Senior Planning Deputy
Councilman Bill Rosendahl, District 11
200 N. Spring Street, Room 415
Los Angeles, CA 90012
ph. (213) 473-7011
fax. (213) 473-6926
whitney.blumenfeld@lacity.org

--

Nate Kaplan
Field Deputy
Office of Councilmember Bill Rosendahl
City of Los Angeles, 11th District
7166 W. Manchester Ave
Los Angeles, CA 90045
Phone: 310-568-8772
Fax: 310-410-3946